



Leaving Ulverston along Queen Street, at the traffic lights turn right onto the A590 heading out of town towards Barrow. After passing the Blue Hub centre where M&S and Aldi are located. Continue to the brow and as you drop into the dip the house is located on the right identified by our "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/probably.airliners.feed>



TENURE: Freehold

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



£95,000



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For more information call **01229 445004**

**2 New Market Street
Ulverston
Cumbria
LA12 7LN**

www.jhhomes.net or contact@jhhomes.net

Traditional mid terrace property, situated in a prominent location adjacent to the A590 to the outskirts of Ulverston. Offered with vacant possession and no upper chain. Potential for a range of buyers including the first-time purchaser as well as a buy to let purchase. Comprising of open plan lounge with a central staircase and feature stove, kitchen/diner and utility room with two bedrooms, bathroom and loft area access to first floor. Pleasant home with great potential to personalise and modernise to your own tastes while providing uPVC double glazing, gas central heating system and an enclosed yard to the rear. In all an excellent opportunity in a popular location with viewing invited and recommended.



Accessed via a PVC front door with glazed inserts into:

LOUNGE/DINER

23' 5" x 12' 7" (7.14m x 3.84m)
Central staircase to first floor, uPVC double glazed windows to front and rear, exposed pointed stonework with raised slate hearth housing multifuel stove and further fireplace. Exposed painted timbers to ceiling, radiators and half glazed door to kitchen.

KITCHEN

14' 11" x 7' 6" (4.55m x 2.29m)
Open plan style kitchen fitted with base cupboard, work surface over housing ceramic sink unit with mixer tap. Freestanding dresser style unit, exposed strip flooring, moveable spot lights to ceiling radiator uPVC double glazed window and PVC door with glazed inserts. Half glazed door to utility room.

UTILITY ROOM

5' 11" x 7' 6" (1.81m x 2.29m)
Space and plumbing for washing machine, radiator, wall mounted gas combi boiler for heating and hot water system, shelving to walls and timer control clock. Single glazed window.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

BEDROOM

9' 11" x 12' 7" (3.02m x 3.84m)
Double room with uPVC double glazed tilt and turn window to front offering a pleasant open aspect beyond the road. Over stairs, storage cupboard, radiator, overhead light and power points.



BEDROOM

10'5" X 5'11 (3.18m x 1.81m)
Single room to the rear with uPVC double glazed window, pointed stone walls to the side, radiator, overhead light and power point.

BATHROOM

7'1" X 6'7" (2.05m x 1.93m)
Three piece white suite comprising of WC , pedestal wash hand basin and bath with shower screen and over bath thermostatic shower. Wooden style panelling to mid height, radiator, light and vinyl effect flooring.

LOFT ROOM

Some low head height, velux roof window and eaves storage.

EXTERIOR

Pavement access to front door. Enclosed yard to rear with gate to service lane.

